

Board Meeting Minutes

April 15th, 2021

Zoom 7:00 PM

Attendees: Bob Maddox, Gayle Dorsey, Douglas Riddle, Penny Shaw, Carl Tannehill, Susan Gittleman, Geoff Wilkinson, Cam Jarvis

Agenda

Open Session

Can there be better enforcement of parking rules at WT? For example, parking at wash-bay and loading dock. Cam has been informed and will deal with resident. Bob Maddox would like the owner of the condo informed first when possible.

All information from the updated DWT handbook has been entered into owner's corner. In future, Cam will inform new owners or tenants on how to address this information.

As far as insufficient training of staff, Cam will make sure that the required training hours are put in.

A building contact person should be available for emergencies or problems. Cam is to be called or emailed at any time but the first call for emergencies should be 911.

There was a question about the owner's corner and the update of information. Cam says she has recently posted the lists of people waiting for garage space and storage units. Cam will investigate the availability of washer/dryer spaces.

Recycling continues to be done incorrectly by residents and staff. The recycle loads contain trash and incorrectly recycled items left soiled and containing food. Cam has emailed all the recycling rules to all residents more than once. In the end, individual residents will have to follow rules. Douglass Riddle has some ideas he has developed at Bittners. He will share the ideas with Cam.

Are the teak benches on loading dock being properly maintained? Douglass Riddle says the fading is to be expected-no extra care is needed. Throughout time, they will have an aged color though not completely even.

A request was made for a new and better ramp from the breezeway to the WT garage. Yes, there will be a new ramp and we will look into propping the door open to better allow carts. Probably a safety issue.

Maintenance of the DWT sidewalks is not contained in 2021 city budget. Mgmt will look into repair work at our cost.

Call to order-*Bob Maddox*

Approval of minutes on February 18th, 2021; unanimous approval.

Financial Report-Gayle Dorsey

Our first quarter was \$2,500 over budget. Some of the shortfall was due to not renting guest rooms. We did learn that the rooms are rented for Derby. The projection for utilities is off by \$4,000, with February being the most expensive month. Geoff mentioned a combined LG&E hike of 11.9% which throws utilities off predicted budget. We currently have \$201,000 in reserved funds.

There was a unanimous vote to purchase an additional \$50,000 Certificate of Deposit (CD) for DWT.

Building Report - Cam J

It was decided to obtain legal advice about the water leak between unit #51 and #61. It was a unanimous vote.

An email will be sent about AC unit installation. Which will be on April 26th, 2021. Sign up with Cam.

Our automatic sprinkler system needs an update. The board unanimously voted to complete the work around a price of \$5,0000.

There was a lengthy discussion about package delivery at the Willow Terrace. Geoff suggested a poll or survey of WT residents after which we could take the information to management and work out a deal. However, after much deliberation, it was decided to form a committee consisting of two Dartmouth Residents and two Willow Terrace residents. These four people will get with Geoff and Cam. Carl Tannehill was the first to volunteer. Others will be named by Bob Maddox.

The legal problems involving WT unit #85 continues. Geoff receives updates from our lawyers, but confirms it is a slow process.

At the end of the meeting, the board voted strongly for heavy fines on DWT residents who did not clean up after their pets. More information will follow.

The next zoom meeting will be on June 17th.